

## **EXHIBIT "A"**

Being a variable width Permanent Water Line Easement out of the J.D. Hawkins Survey, Abstract No. 579 and out of the remainder of a 15.216 acre tract of land conveyed to **CMTEX, L.L.C.**, by warranty deed as recorded in Denton County Clerk's Instrument No. (D.C.C.I.No.) 2007-35102 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said Water Line Easement being herein more particularly described by metes and bounds as follows:

**BEGINNING** at a point on the east property line of the said CMTEX tract being located North 00°18'14" West a distance of 15.00 feet from a ½" iron rod found for corner, said beginning point being on the west right-of-way line of Teel Parkway, being a variable width public right-of-way according to Teel Parkway, being an addition to the City of Frisco according the plat thereof recorded in Cabinet U, Slide 379 of the Plat Records of Denton County, Texas, said beginning point also being on the southeast corner of an existing water line easement conveyed to the North Texas Municipal Water District (NTMWD) by deed as recorded in D.C.C.I.No. 2008-15431 of the D.R.D.C.T.;

**THENCE** South 89°19'55" West, along the south edge of the said NTMWD easement, 53.55 feet to a point;

**THENCE** South 05°13'21" West 36.35 feet to a point on the south property line of the remainder of the said CMTEX tract, same being the north right-of-way line of Eldorado Parkway (FM 2934), being a variable width public right-of-way;

**THENCE** South 89°20'47" West, along the said property line and along the said right-of-way line, 10.05 feet to a point;

**THENCE** North 05°13'21" East 36.35 feet to a point on the said south edge of the NTMWD easement;

**THENCE** North 00°40'05" West, across the said easement a distance of 20.00 feet to a point on the north edge of the same;

**THENCE** North 89°19'55" East, along the said north easement edge, 10.05 feet to a point;

**THENCE** South 00°40'05" East 10.00 feet to a point;

**THENCE** North 89°19'55" East 53.61 to a point on the said east property line of the CMTEX tract, same being the said west right-of-way line of Teel Parkway;

**THENCE** South 00°18'14" East, along the said property line and along the said right-of-way line, 10.00 feet to the Point of Beginning containing 0.025 acres (1,100.4 square feet) of land more or less.

**NOTE:** The basis of bearings for this survey is established from bearings as shown on Instrument No. 2007-35102 of the Deed Records Denton County, Texas.

**\*SURVEYORS CERTIFICATE\***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Company Name: Spooner and Associates, Inc.

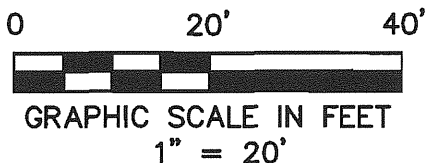
By: 

Surveyors Name: Eric S. Spooner  
Registered Professional Land Surveyor,  
Texas No. 5922



8-12-08

Date of Survey: 8-11-08



# PLAT OF EXHIBIT "A"

SEE ATTACHED LEGAL DESCRIPTION  
ON PAGE 1 and 2 OF EXHIBIT "A" HEREIN

REMAINDER OF  
15.216 ACRES (DEED)  
J.D. HAWKINS SURVEY  
ABSTRACT No. 579

CMTEX, L.L.C.  
D.C.C.I.No. 2007-35102  
D.R.D.C.T.

EXHIBIT "A"  
PERMANENT VARIABLE WIDTH  
WATER LINE EASEMENT  
0.025 ACRES (1,100.4 SQ. FT.)

TEEL PARKWAY  
VARIABLE WIDTH R.O.W.  
CAB. U, SLD. 379  
P.R.D.C.T.

PERMANENT  
WATERLINE ESMT.  
TO N.T.M.W.D.  
INS. 2008-15431  
D.R.D.C.T.

PERMANENT  
SANITARY SEWER ESMT.  
TO CITY OF FRISCO  
INS. 2005-37870  
D.R.D.C.T.

DRAINAGE ESMT.  
VOL. 5036, PG. 5122  
D.R.D.C.T.

TXDOT MON. FND. 143.87'  
S89°20'47"W  
L1 EX. R.O.W.

ELDORADO PARKWAY (FM 2934)  
VARIABLE WIDTH R.O.W.

No.	DIRECTION	DIST.
L1	S89°20'47"W	10.05'
L2	N00°40'05"W	20.00'
L3	N89°19'55"E	10.05'
L4	S00°40'05"E	10.00'
L5	S00°18'14"E	10.00'
L6	N00°18'14"W	15.00'

## NOTE:

THE BASIS OF BEARINGS FOR THIS SURVEY IS ESTABLISHED FROM BEARINGS AS SHOWN  
ON INSTRUMENT No. 2007-35102 OF THE DEED RECORDS DENTON COUNTY, TEXAS.

## PERMANENT WATER LINE EASEMENT

PARCEL NO. 1  
SURVEY: J.D. HAWKINS SURVEY, ABS. No. 579  
LOCATION: CITY OF FRISCO, DENTON COUNTY, TEXAS  
WHOLE PROPERTY ACREAGE: 15.216 ACRES PER DEED

EXHIBIT "A" PAGE 3 OF 3

S&A JOB NO.: 08-073  
DATE: 8-11-08

DRAWN BY: E.S.S.  
CHECKED BY: E.S.S.

ACAD FILE: 08-073-FRISCO-WL-RELOC

SPOONER & ASSOC., INC. 309 BYERS STREET, SUITE A, EULESS, TX 76039, PH 817-231-0297 FAX 817-685-8508

